

1 **ARTICLE II, DIVISION B – JOINT LAND MANAGEMENT AREA (JLMA)**
2 **DISTRICTS**

3
4 **Section 2-1000 Joint Land Management Area-1 District: JLMA-1**

5 **2-1001 Purpose and Intent.** This district is established to accommodate and foster the
6 development of land within the joint land management areas (JLMAs) outside
7 the incorporated towns in Loudoun County to:

- 8 (A) Ensure development in the JLMA-1 district is consistent with the JLMA
9 serving as a gateway to the towns;
- 10 (B) Encourage an appropriate mix of residential and nonresidential land uses;
- 11 (C) Provide a variety of housing types and lot sizes;
- 12 (D) Where appropriate, achieve a pattern of development that generally
13 conforms to the established, traditional pattern of development in the
14 towns;
- 15 (E) Establish the type and scale of development desired for the entranceway of
16 the towns; and
- 17 (F) Implement jointly adopted area plans, where applicable.

18 **2-1002 Size and Location.** This district modifies and replaces the Countryside
19 Residential (CR-1) district within the JLMAs. It is the intent of the County
20 that the JLMA-1 boundaries not be extended beyond the existing JLMA
21 boundaries. The limits of this district are as designated on the Zoning Map.

22 **2-1003 Use Regulations.** Table 2-1003 summarizes the principal use regulations of the
23 JLMA-1 district.

24 (A) **Organization of Use Table.** Table 2-1003 organizes the uses in the
25 JLMA-1 district Use Table by Use Classifications, Use Categories and
26 Use Types.

- 27 (1) **Use Classifications.** The Use Classifications are: residential uses;
28 agricultural uses; public and institutional uses; commercial uses;
29 and industrial uses. The Use Classifications provide a systematic
30 basis for assigning present and future land uses into broad general
31 classifications (e.g., residential uses and agricultural uses). The
32 Use Classifications then organize land uses and activities into
33 general “Use Categories” and specific “Use Types” based on
34 common functional, product, or physical characteristics, such as
35 the type and amount of activity, the type of customers or residents,
36 how goods or services are sold or delivered, and site conditions.

(2) **Use Categories.** The Use Categories describe the major subgroups of the Use Classifications, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1003 are defined in Article VIII (Definitions).

(C) **Permitted and Special Exception Uses.** A “P” in the column identified “JLMA-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the JLMA-1 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An “S” indicates that a Use Type is allowed in the JLMA-1 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted under certain conditions, or allowed as a special exception under other conditions. These uses are identified as “P/S”.

(D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

(E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1003 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Model home	P	Section 5-500(A)
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627

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JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609(A)

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P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Park and Open Space	Cemetery	S	Section 6-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
	Wetlands mitigation bank	P	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639

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JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Sewage and water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
Retail Sales and Service	Artist studio	S	
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast, homestay	P/S	Section 5-601(A)

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Bed and breakfast Inn	S	Section 5-601(A)
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

2-1004 Lot and Building Requirements.

- (A) **Minimum Lot Size.** Twenty thousand (20,000) square feet.
- (B) **Minimum Lot Width.** Fifty (50) feet.
- (C) **Minimum Front Yard.** Thirty-five (35) feet.
- (D) **Minimum Rear Yard.** Twenty-five (25) feet.
- (E) **Minimum Side Yard.** Nine (9) feet.
- (F) **Building Height.** Thirty-five (35) feet maximum.

2-1005 General Development Requirements. The following general development requirements shall apply to all development in the JLMA-1 district.

- (A) **Minimum Open Space.** Thirty (30) percent. Active recreational uses may be located within the open space.
- (B) **Maximum Gross Density.** The maximum gross residential density shall be one (1) unit per forty thousand (40,000) square feet, calculated based on the overall parcel, excluding roads. Open space shall be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.
- (C) **Utilities.**

(1) Both municipal water and municipal sewer facilities must be provided to every development site, if available as determined by the Town, except for Town-owned or County-owned and operated public uses that may use communal systems (except in areas near Purcellville, which are subject to the existing annexation agreement between the County of Loudoun and the Town of Purcellville). If municipal water or municipal sewer facilities are not available, development may be served by private well or septic system, respectively.

(2) All utility distribution lines shall be placed underground. Private wells, septic systems, and communal systems may be located within the open space ~~consistent with the standards of Section 6-2005.~~

~~(D) **Conservation Design.** Development shall comply with the conservation design standards of this Ordinance (Section 6-2000). Uses and activities allowed in the open space are as provided in Section 6-2000.~~

(E) **Neighborhood Development Standards.** To ensure new development in the JLMA-1 district reinforces existing development patterns in the adjacent town to the maximum extent feasible, reduces the need for automobile trips, minimizes the need for additional road improvements, and encourages walking to employment, shopping, and public facilities, development in this district shall meet the following requirements:

(1) **Street System/Connectivity.**

(a) **Connections to Existing Streets.** Connections to the existing or planned street system shall be made to the maximum extent feasible. All development plans shall incorporate and continue all streets stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development.

~~(b)~~ **Provision for Future Connections to Adjoining Land.** All developable land shall provide for future public street connections to adjacent developable parcels by providing a local street connection at least every six hundred sixty (660) feet along each subdivision plat boundary that abuts potentially developable or re-developable land, except that such street connections are not required on steep slopes, MDOD sensitivity areas, karst feature buffers within the LOD, or FOD RSCOD protected corridors pursuant to Sections 5-1508, 4-1600, ~~4-1900~~, and ~~4-1500~~ 2000. ~~For the purposes of this regulation, "developable land" should be defined to include any vacant land areas not including or~~

1 ~~constrained by primary conservation areas and rights of~~
2 ~~way or restricted easements.~~

- 3 (e) **Block Form and Size.** To the maximum extent feasible,
4 blocks within developments shall maintain a rectilinear
5 pattern except where deviation is necessitated by
6 topographic or environmental considerations. Blocks shall
7 measure not less than three hundred (300) nor more than
8 six hundred sixty (660) feet along each side, as measured
9 from the edge of the right-of-way, except where deviation
10 is necessitated by topographic or environmental
11 considerations, or where deviation is required to comply
12 with regulations concerning steep slopes, MDOD
13 sensitivity areas, or ~~FOD RSCOD protected corridors~~
14 ~~pursuant to Sections 5-1508, 4-1600 and 4-15002000, or~~
15 ~~conservation design standards.~~
- 16 (d) **Avoidance of Certain Street Types.** Cul-de-sacs and “P-
17 loop” streets shall be avoided except where necessitated by
18 topographic or environmental considerations.
- 19 (e) **Provision of “T” Intersections.** “T” intersections are
20 encouraged in locations where views of important civic,
21 public or open space areas can be highlighted.

22 (2) **Variation of Lot Sizes.**

- 23 (a) **General Rule.** In all new residential subdivisions
24 containing ten (10) or more lots, a mixture of lot sizes and
25 dimensions shall be provided in order to allow for a variety
26 of housing opportunities and avoid monotonous
27 streetscapes. For example, larger and wider lots are
28 encouraged on corners. Smaller lots are encouraged
29 adjacent to parks and open spaces. No more than 60 percent
30 of all lots shall be similar in total lot area. For purposes of
31 this subsection, “similar” lot areas shall be defined as
32 within 500 square feet of each other.
- 33 (b) **Exception.** Up to seventy (70) percent of the lots within
34 the subject subdivision may be similar if the Zoning
35 Administrator, pursuant to Section 6-401, makes a finding
36 that, notwithstanding deviation from the sixty (60) percent
37 standard stated above, lot sizes and dimensions are
38 sufficiently varied, for different housing types, to avoid
39 monotonous streetscapes.
- 40 (c) **Dispersion of Lot Sizes.** Similar lot sizes shall be
41 distributed throughout a subdivision rather than
42 consolidated in one area, unless the Zoning Administrator,
43 pursuant to Section 6-401, makes a finding that the intent

of this district and of the Zoning Ordinance will be better served by a design that tends to consolidate lots of similar sizes.

(3) **Sidewalks.**

(a) **Provision of Sidewalks and/or Trails.** Sidewalks and/or trails shall be provided, at a minimum, along one side of all streets to provide pedestrian access to the town or neighborhood center, public buildings, schools, parks, and other destinations, or greater if required by the Facilities Standards Manual.

(b) **Sidewalk and/or Trail Connections.** Connections to existing or planned sidewalks and/or trails shall be made at the property boundaries of the project by incorporating and continuing all sidewalks and/or trails stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development. All development plans shall provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

(4) **Civic and Open Space.**

(a) **Variety of Spaces to Be Provided.** A variety of greens, parks or natural open spaces shall be located throughout the development, where appropriate ~~and as determined by conservation design~~, to provide community identity.

(b) **Access to Civic Spaces.** Direct and convenient pedestrian and bicycle access shall be provided on the site being developed to adjacent residential land uses and to the civic and open space.

(c) **Configuration of Park Access.** Land dedicated for parks shall be bordered on at least one side by public streets, preferably local or collector streets.

(5) **Other Design Requirements.**

(a) **Street Trees.** Street trees planted pursuant to Section 5-1300 shall be planted at a density of no less than one canopy shade tree per 25 feet on average, and shall be placed in arrangements consistent with the existing landscape of the vicinity.

(b) **Garages.** Garages shall be set back at least four (4) feet behind the plane of the front door of the principal building.

Garages shall have vehicular access only from the side or rear of the lot.

- (c) **On-Street Parking.** Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

(F) **Compatibility Standards.**

- (1) A minimum buffer width of 25 feet with a Type 2 buffer yard shall be provided between existing agricultural uses and residential development sites.

- (2) On non-residential development sites:

- (a) Areas for loading, delivery, and waste collection receptacles shall be sited so as to reduce the impact on surrounding properties to the maximum extent feasible, with highest priority given to reducing the impact on residential properties.

- (b) Outdoor lighting shall be directed towards the interior of the development site and shall be shielded to prevent all direct illumination of other properties.

2-1006 Alternate Neighborhood Development Standards. In lieu of the development requirements specified in Sections 2-1004 and 2-1005 above, either the Board of Supervisors may initiate, or the landowner(s) in a JLMA-1 district may request the adoption of alternate neighborhood development standards as a special exception pursuant to the standards of this Section and Section 6-1300. These alternate development standards may be reviewed for all or a portion of a JLMA-1 district. Once adopted, the alternate neighborhood development standards supercede the requirements of Sections 2-1004 and 2-1005. The following requirements shall be met:

- (A) **Minimum Area.** Alternate neighborhood design standards shall be adopted for all of a JLMA-1 district or a portion of the district consisting of a minimum of twenty-five (25) contiguous acres.

- (B) **Initiation.** A request to have alternate neighborhood development standards adopted for all or a portion of a JLMA-1 district may be initiated by the Board of Supervisors or the landowners in the area for which the request is made by submitting an application to the County for a Special Exception pursuant to Section 6-1300.

- (C) **Study/Proposed Standards.** Subsequent to the request, the applicant shall submit a set of proposed alternate neighborhood development standards for consideration that comply with the standards in Section 2-1006(E). The proposed alternate neighborhood development standards shall be in compliance with any overlay district requirements and based on

a study of the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are proposed to be adopted, as they relate to lot sizes, yards, setbacks, lot coverage, building heights, garages, porches, civic and open spaces, open space areas, block form, street pattern, sidewalks, and street trees.

Deleted: a conservation design analysis of the land and

(D) **Recommendation of Staff and Town Council.** After their receipt, County staff shall forward a copy of the proposed alternate neighborhood development standards to the affected town for review and comment, and prepare a staff report on whether they comply with the standards of Section 2-1006(E).

(E) **Standards.** The Board of Supervisors shall adopt the alternate neighborhood development standards only if the Board finds that:

- (1) The standards include requirements addressing lot size, lot width and length, yards, lot coverage, building height, and open space that are consistent with the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are to be adopted; and
- (2) The standards include specific provisions requiring street system connectivity, variation of lot sizes, the provision of civic and open spaces, the provision of sidewalks, the provision of street trees, a grid street pattern and block sizes in a form that is consistent with the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are to be adopted.

(F) **Effect.** The approval of the special exception by the Board of Supervisors for all or a portion of a JLMA-1 district shall constitute a modification of the development standards for that area, subject to the conditions and terms of the special exception, and recognition by the County that all development within the area subject to alternate neighborhood development standards shall comply with the alternate neighborhood development standards. In the case of conflict between adopted alternate neighborhood development standards and any other provision of this Ordinance, the alternate neighborhood development standards shall apply.